

APPROVED MINUTES

**Housing and Redevelopment Authority
in and for the City of Bloomington**
1800 West Old Shakopee Road
Bloomington, Minnesota 55431

Tuesday, August 25, 2015
5:30 PM
Council Chamber

- 1 **Call to Order** Chairman Thorson called the meeting to order at 5:32 p.m.

Present: Commissioners Thorson, Carlson, Lewis, Coulter
 Staff: Grout, Hartman, Zimmerman
 Guest: Mike Nelson, Twin Cities Habitat for Humanity

Absent: Commissioner Fossum
- 2 **Approval of Agenda** M/Carlson, S/Lewis to approve the agenda. Motion carried, 4-0.
- 3 **Approval of Minutes**
- 3.1 **Approval of Minutes - July 28, 2015** M/Coulter, S/Carlson to approve the minutes of the July 28, 2015 HRA meeting as published. Motion carried, 4-0.
- 4 **Unfinished or Organizational Business** None.
- 5 **New Business**
- 5.1 **Resolution Establishing Use Value of 8346 Wentworth Avenue South** Hartman stated staff is proposing to sell the lot at 8346 Wentworth Avenue South to Twin Cities Habitat for Humanity as discussed at a previous board meeting. Before selling the property, the use value must be established. The City Assessor established the general value for this lot at \$62,300. Hartman explained that the value of the lot does not have to match the sales price as long the sale accomplishes goals set forth by the HRA.

M/Carlson, S/Lewis to adopt the resolution establishing the use value of 8346 Wentworth Avenue South at \$62,300. Motion carried, 4-0.

**5.2 Public Hearing -
Approval of Contract
for Private
Development and Sale
of 8346 Wentworth Ave.
S. to Twin Cities
Habitat for Humanity,
Inc.**

Hartman explained that staff is seeking approval of the Contract for Private Development with Twin Cities Habitat for Humanity, Inc. for sale of the lot at 8346 Wentworth Avenue South in the amount of \$15,000. Property acquisition and expenditures totaled \$72,711 and a sale price of \$15,000 would result in a net loss to the HRA of \$57,711. This lot was acquired in 2011 with the intention of working with Habitat.

Thorson opened the public hearing.

Hartman introduced Mike Nelson from Twin Cities Habitat for Humanity. Nelson presented proposed plans for the home and indicated construction would begin in May of 2016 with completion in December. He also explained the selection process for families to qualify for the program.

The public hearing was closed.

M/Carlson, S/Coulter approving the Contract for Private Development with Twin Cities Habitat for Humanity for 8346 Wentworth Avenue South in the amount of \$15,000. Motion carried, 4-0.

5.3 Action Items

Neighborhood Enhancement

The Housing and Neighborhoods Initiative was presented to City Council on August 17. If funding is available in the 2016 budget, staff will move forward with the design of the program; however, if funds are not available until 2017, an alternate plan will be developed.

Meetings and Agendas

Upcoming HRA meeting are scheduled for September 8 and September 22. Grout will schedule a Board tour of the Fresh Thyme store at Penn and American prior to its opening.

City Council Action

Due to increased property values, a request to revise the Penn American Tax Increment Financing (TIF) budget will be brought before the HRA and City Council.

Program Update

Hartman reported that an application by a condo association was submitted for the Housing Improvement Area (HIA); however, they did not obtain enough votes from their residents to move forward. Another application period will be held in the spring of 2016.

Other

The deadline for request for proposals for HRA legal services is August 31. A committee will review the proposals and make a recommendation to the HRA board.

Wendy Haugen has accepted the position of Program Specialist I and will begin work on September 8.

The Urban Land Institute workshop "Navigating your Competitive Future" is scheduled for October 13.

6 Adjournment

M/Lewis, S/Coulter to adjourn the meeting. Motion carried, 4-0. The meeting adjourned at 6:17 p.m.